



SITE DATA	
OWNER:	LDG DEVELOPERS, LLC
DEVELOPER:	1469 S 4TH STREET LOUISVILLE, KY 40203 PHONE: 502.438.0234
ENGINEER:	SOUTHEASTERN ENGINEERING, INC. 2179 SANDY BLADES ROAD MARIETTA, GA 30066 PHONE: 770.333.3332
BOUNDARY:	BOUNDARY SURVEY BY SDI, DATED DECEMBER 4, 2017
TOPOGRAPHY:	DEKALB COUNTY GIS TOPOGRAPHY ACQUIRED 12.17.2016
SITE AREA:	2.83+ ACRES
NUMBER OF UNITS:	202
DENSITY:	222 UNITS / 2.83 ACRES = 79 UNITS PER ACRE
OPEN SPACE REQUIREMENT:	15%
OPEN SPACE PROVIDED:	REC. SPACE: 0.82 ACRES / 2.83 ACRES = 29 %
RECREATIONAL SPACE PROVIDED:	REC. SPACE: 124,163 SF (SITE) X 0% = 6,207.65 SF
FLOOD:	THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS PER FEMA FIRM PANEL 13850C001A, DATED 01.16.2013
EXISTING ZONING:	HR-3 (REGIONAL CENTER CORRIDOR CHARACTER AREA)
PARKING:	MULTI-FAMILY: 333 - 83 (WITHIN 1000' OF MARTA - 25% REDUCTION) = 250 MINIMUM PARKING SPACES
LOT COVERAGE:	1.88 ACRES / 2.83 ACRES = 70 %
BUILDING HEIGHT:	APARTMENT: 2 STORY PER TABLE 216 HR-3 BUILDING HEIGHT FOR DENSITY: MAX. MAX HEIGHT: 30 FEET OR 100 FEET HEIGHT IF DENSITY BONUS ACHIEVED: NO LIMIT
DEVELOPMENT STANDARDS:	MIN. FRONTAGE: 100' MAX. LOT COVERAGE: 75% REDUCTION OF REAR SETBACK FROM 20' TO 10' REDUCTION OF WEST TRANSITIONAL BUFFER FROM 50' TO 10' REDUCTION OF EAST TRANSITIONAL BUFFER FROM 50' TO 15' MAX HEIGHT: NO LIMIT

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVICTION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THIS WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.



DATE	REVISION DESCRIPTION

LDG DEVELOPERS, LLC
 1469 S 4TH STREET
 LOUISVILLE, KY 40203
 PHONE: 502.438.0234

ZONING SITE PLAN
 KENSINGTON STATION
 PROJECT ASSOCIATE
 111250 OF THE 15 DISTRICT
 UNINCORPORATED DEKALB COUNTY
 GEORGIA

ISSUED FOR SUBMITTAL
 Project No.: 931017-033
 Designer: JTB
 Issue Date: 02/20/2019

